

FOR SALE

Approx. 12.16 Acres of Land, St Martins, Near Oswestry, Shropshire, SY11 3DW



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Ellesmere Sales
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FOR SALE

Guide Price £120,000

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A productive and versatile parcel of Accommodation Land, extending to approx. 12.16 acres or thereabouts, in a well known farming area, which is ideal for the grazing of all kinds of livestock, including horses.



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St Martins (2 miles), Oswestry (7 miles), Wrexham (11 miles), Shrewsbury (23 miles)
(All distances approximate)

- A first class parcel of accommodation land
- Retained in a single enclosure
- Double gated access on to a quiet council maintained country lane
- Super unspoilt location
- Convenient to nearby towns and the A5 Road
- Ideal for those with equestrian interests
- Extending to 12.16 acres or thereabouts

GENERAL REMARKS

Halls are favoured with instructions to offer this excellent parcel of accommodation land near St Martins for sale by Private Treaty.

The land is currently retained in a single enclosure of first class grassland which is ideal for the grazing of all kinds of livestock, including horses. The land is predominantly level, fertile and in good heart with clearly defined boundaries and a double gated access on to a quiet council maintained country lane.

The land is situated in a noted farming district, so should be of interest to local farmers looking to supplement their existing acreages and also to those with equestrian interests, as it would be ideal for horses. It should also be of interest to those just looking for some amenity land in a super unspoilt rural setting.

It is unusual for a handy sized parcel of land such as this to become available for purchase in this area, so Halls, the sole selling agents, have no hesitation in recommending it for an immediate inspection.

The land extends, in all, to approximately 12.16 acres or thereabouts and is for sale by Private Treaty, as a whole.

SITUATION

The land is situated in an attractive and unspoilt rural location in the heart of north Shropshire countryside. While enjoying its peaceful location it is close to the village of St Martins which has useful amenities for a village of its size. It is also within a short drive of the larger centres of Oswestry (7 miles) and Wrexham (11 miles), both of which, have an excellent range of local shopping, recreational and educational amenities. The county towns of Shrewsbury (23 miles) and Chester (25 miles) are also within easy motoring distance, both of which, have a more comprehensive range of amenities of all kinds.

DIRECTIONS

What3Words: ///embellish.added.gliders

From the village of St Martins take the B5069 Overton Road for approximately 0.8 of a mile. Turn left on to Flannog Lane, signposted "Little Common", and continue along this quiet country lane for approximately 0.7 of a mile and the land will be found on the left hand side (opposite Rock Farm) identified by a Halls For Sale Board.

BOUNDARIES, FENCES AND ROADS

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND.

PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

TENURE & POSSESSION

We understand that the land is of freehold tenure and that vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING

The land can be viewed at any reasonable time during daylight hours by those in possession of a set of Halls Sale Particulars.

METHOD OF SALE

The land is offered for sale by Private Treaty, as a whole.

SOLE AGENTS

Allen Gittins FRICS, Halls Holdings Ltd, The Square, Ellesmere SY12 0AW. Tel: 01691 622 602, Email: ellesmere@hallsgb.com

